

J.C. met. - 9/14/53 (2) (cont)

(2nd)

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Outlying Lansing - Brandon Shopping Center - 1/4 of main

land discussion.

"This location is a 'Knee', I want it" - C. & K.

Parking for 2000 cars.

Land to build - 186,000 sq. ft.

Estimated cost - 70,000

Lease w/ 20,000 (80' x 100')

20 per sq. ft. = 400,000 rent (min) (we have been paying

"We can't get an exclusive (deal already made w/ 2000)

100' x 140' - we can get.

Edg. A, B, C are under construction; Sears not yet.

Deal w/ Cunningham made 60' x 100' (?)

Big discussion - could be V. good or V. bad.

Not interested at 20,000 rent (or 2 per sq. ft.)

But him get reason if they want it, or come back to us w/ a much lower rental. - Still we may not be interested in going in.

Telegraph + Elizabeth Lake Rd. -

Note: Agree (brother of class) + Lynn Pinner are owners of this property.

1) 1500 car parking.

2) 204 apartments to be constructed at rear of development.

3) J.C.R. store.

4) 2000 - 20,000 min. w/ 4% over 500M.

✓ It was decided that we will stick to the Telegraph-Horn location (#404).

It was unanimously turned down (altho I had some question ab. this.)

* 710 Adrian, Mich

J.C.R. submits a plan (or study) for parking (part) R.R. for parking.

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* 432 Waukegan, Ill.

Do nothing.

* 65 Breton, N.J.

Job approved for appropriation by comm., at a sales est. of \$150,000 (by lg. Bd. of Dir.) - (Comm. est. from 1, 600 M & 1/2 per)

* 5022 Chatham, Ont.

J.C.R. requests enlargement

Wif. Racine.

To make it a self service check out store.

J.C. met. - 9/15/53 (2) - 911 - 1155

Joining the

Shoreline Shopping Center (2000 sq. ft.)

Discussion - no correspondence.

2000 linear feet of frontage (business)

Rate 25 per sq. ft. - highest we've ever known

Rental total, not 76,000.

Would have to do 1 1/2 NM to break even. (J.C.R.)

Not interested in present rent basis. - J.C.R. agreed.

317 Portsmouth, Va.

We have 65 frontage.

Our base rents to

We hope for us - we are in a dying block.

We want 600 in 152; we are 1400 behind in sales stage.

No possibility of our wanting to rent our lease. - J.C.R.

No. - (stay out).

Dec. - R.P.W., C.E.M.,
J.C.R., J.E.H., J.B.M.,
K.H.B., L.V., C.E.D., J.C.R.,
J.C.R. (cont.)

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